175.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,100 / 713,100
					USE VALUE:	713,100 / 713,100
					ASSESSED:	713,100 / 713,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARAGHOOSH AMIR MOHAMMAD T	
Owner 2:	GEIST DEBORAH BERTHE	
Owner 3:		
Street 1:	7 AVOLA ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LEVA KATHRYN P -
Owner 2:	-
Street 1:	7 AVOLA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,837 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1957 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4837.000	315,600	1,900	395,600	713,100
Total Card	0.111	315,600	1,900	395,600	713,100
Total Parcel	0.111	315,600	1,900	395,600	713,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.48 | /Parcel: 364.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117064
GIS Ref	
GIS Ref	
Insp Date	08/25/18

!13628!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,600	1900	4,837.	395,600	713,100	713,100	Year End Roll	12/18/2019
2019	101	FV	248,300	1900	4,837.	389,900	640,100	640,100	Year End Roll	1/3/2019
2018	101	FV	244,400	1900	4,837.	299,500	545,800	545,800	Year End Roll	12/20/2017
2017	101	FV	244,400	1900	4,837.	282,600	528,900	528,900	Year End Roll	1/3/2017
2016	101	FV	244,400	1900	4,837.	260,000	506,300	506,300	Year End	1/4/2016
2015	101	FV	230,000	2000	4,837.	243,000	475,000	475,000	Year End Roll	12/11/2014
2014	101	FV	230,000	2000	4,837.	223,800	455,800	455,800	Year End Roll	12/16/2013
2013	101	FV	230,000	2000	4,837.	223,800	455,800	455,800		12/13/2012

PRINT

Date	Time
12/11/20	03:33:21

LAST REV

Date	Time
10/02/18	14:38:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVA KATHRYN P,	69970-44		9/22/2017		660,000	No	No		
LEVA WILLIAM J	59341-422		6/21/2012	Convenience	1	No	No		
	17820-492		1/1/1987		189,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2017	1452	Redo Bat	26,800	C				
7/24/2002	593	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
2/1/2018	SQ Returned	EMK	Ellen K
10/22/2008	Meas/Inspect	189	PATRIOT
1/3/2000	Meas/Inspect	243	PATRIOT
7/23/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117064
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4837		Sq. Ft.	Site		0	70.	1.17	6									395,578						395,600	

Total AC/HA: 0.11104 | Total SF/SM: 4837 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,578 | Spl Credit | Total: 395,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30934060
Const Adj.:	0.99989998
Adj $ / SQ:	137.467
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387702
Depreciation:	72113
Depreciated Total:	315590

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.47
Special Features:	0	Val/Su Net:	126.09
Final Total:	315600	Val/Su SzAd	198.18

SKETCH

SUB AREA

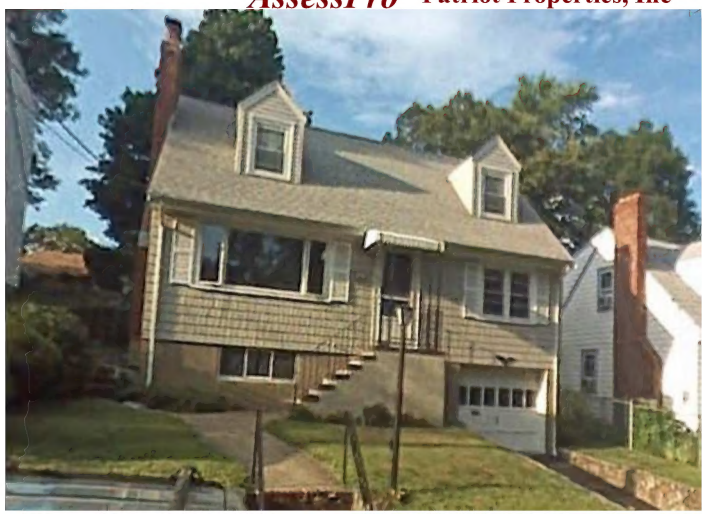
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	51.960	47,286
FFL	First Floor	910	137.470	125,095
TQS	3/4 Story	683	137.470	93,821
	Net Sketched Area:	2,503	Total:	266,202
Size Ad	1592.5	Gross Are	2730	FinArea 1957

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2004	0.00	T	12	101						
22	Wood Deck	D	Y	1	14X13	A	AV	2005	11.49	T	11.2	101			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:	Total: 1,900